

**SUBDIVISION
AND
DEVELOPMENT APPEAL BOARD
AGENDA**

**Wednesday, 9:00 A.M.
July 13, 2016**

**Hearing Room No. 3
Churchill Building,
10019 - 103 Avenue NW,
Edmonton, AB**

**SUBDIVISION AND DEVELOPMENT APPEAL BOARD
HEARING ROOM NO. 3**

I 9:00 A.M. SDAB-D-16-166

Add Child Care Services to an existing Religious Assembly Use (maximum 60 children).

3935 - 114 Street NW
Project No.: 219952238-001

II 1:00 P.M. SDAB-D-16-167

Change the Use from Funeral Services and accessory Prayer Hall for 50 persons to Child Care Services (60 children - 20, 19 months-3years / 25, 3-4.5 years & 15, 4.5- 7 years) and to construct interior and exterior alterations (develop on-site outdoor play space)

11517 - 105 Avenue NW
Project No.: 188048201-001

NOTE: *Unless otherwise stated, all references to "Section numbers" refer to the authority under the Edmonton Zoning Bylaw 12800.*

ITEM I: 9:00 A.M.

FILE: SDAB-D-16-166

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:
APPLICATION NO.: 219952238-001

APPLICATION TO: Add Child Care Services to an existing Religious Assembly Use (maximum 60 children).

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 9, 2016

DATE OF APPEAL: June 20, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 3935 - 114 Street NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 3935 - 114 Street NW

LEGAL DESCRIPTION: Plan 7722337 Blk 64 Lot 28C

ZONE: US Urban Services Zone

OVERLAY: N/A

STATUTORY PLAN: N/A

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

The proposed development approval grants a variance in the required parking for the proposed child care facility. The existing use of the subject property often results in parking overflow onto the Appellant's property and onto 114 Street during religious observances and during times when other activities are held at the Enjoy Life Church. With two elementary schools immediately south of the Church, there will be severe congestion on 114 Street during the morning drop-off. Adding a daycare facility to the site will result in additional congestion during morning and afternoon rush hours and on days when there are additional events at the

facility (funerals, bible study and fellowship events). The development approval should require on site parking for the proposed development taking into account other events and activities at the site or should reduce the number of children permitted in the facility to a number which can be accommodated within the existing on site parking. [unedited]

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

...

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given *in accordance with the land use bylaw*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

20. Notification of Issuance of Development Permits

20.1 Class B Development

- 1. Within seven days of the issuance of a Development Permit for Class B Development, the Development Officer shall dispatch a notice by ordinary mail to:
 - a. each assessed owner of the Site or a part of the Site of the development;

- b. each assessed owner of land, wholly or partly within a distance of 60.0 m of the boundary of the Site;
 - c. the President of each Community League operating within the notification boundaries described in clause (b), above; and
 - d. the President of each Business Revitalization Zone Association operating within the notification boundaries described in clause (b) above.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
 3. Within 10 days of the issuance of a Development Permit for Class B Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating his decision, and the right to appeal therefrom.

The decision of the Development Officer is dated June 16, 2016. Notice of the development was published in the Edmonton Journal on June 16, 2016. The Notice of Appeal was filed on June 20, 2016.

Determining an Appeal

The *Municipal Government Act* states the following:

Hearing and decision

687(3) In determining an appeal, the subdivision and development appeal board

- (a.1) must comply with the land use policies and statutory plans and, subject to clause (d), the land use bylaw in effect;

...

- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,

- (i) the proposed development would not

- (A) unduly interfere with the amenities of the neighbourhood, or

- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.

General Provisions from the *Edmonton Zoning Bylaw*:

Section 510.1 states that the **General Purpose** of the **US Urban Services Zone** is “to provide for publicly and privately owned facilities of an institutional or community service nature.”

Under Section 510.2(2), **Child Care Services** is a **Permitted Use** in the US Urban Services Zone.

Section 7.8(2) states:

Child Care Services means a development intended to provide care, educational activities and supervision for groups of seven or more children under 13 years of age during the day or evening, but does not generally include overnight accommodation. This Use Class typically includes daycare centres; out-of-school care centres; preschools; and dayhomes/group family care providing child care to seven or more children within the care provider’s residence.

Variance Granted: Off-Street Parking

Section 54.1(1)(b)(ii) states:

Notwithstanding the above, the regulations contained within this Section shall not apply to buildings or Uses existing at the time of the adoption of this Bylaw, except that:

...

- ii. where any building or Use undergoes a change of Use, intensity of Use or capacity and the change results in an increase in the parking requirements, the off-street parking, including parking for the disabled and visitors, shall be increased to equal or exceed the off-street parking requirements resulting from application of the provisions of this Bylaw to the entire building, structure or Use as modified in use; and...

Development Officer’s Determination

Parking - 12 additional off-street parking spaces are required for the Child Care Service, but will not be provided. (Section 54.1.1.b.ii)


Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.



Project Number: **219952238-001**
Application Date: APR 20, 2016
Printed: June 9, 2016 at 5:02 PM
Page: 1 of 3

Major Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant 	Property Address(es) and Legal Description(s) 3935 - 114 STREET NW Plan 7722337 Blk 64 Lot 28C Specific Address(es) Suite: 3935 - 114 STREET NW Entryway: 3935 - 114 STREET NW Building: 3935 - 114 STREET NW
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Scope of Permit
To add Child Care Services to an existing Religious Assembly Use. (maximum 60 children).

Permit Details Class of Permit: Class B Gross Floor Area (sq.m.): 173 New Sewer Service Required: N Site Area (sq. m.):	Contact Person: Lot Grading Needed?: N NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.
Applicant signature: _____

Development Permit Decision
Approved

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **219952238-001**
 Application Date: APR 20, 2016
 Printed: June 9, 2016 at 5:02 PM
 Page: 2 of 3

Major Development Permit

Subject to the Following Conditions

1. All required parking and loading facilities shall only be used for the purpose of accommodating the vehicles of clients, customers, employees, members, residents or visitors in connection with the building or Use for which the parking and loading facilities are provided, and the parking and loading facilities shall not be used for driveways, access or egress, commercial repair work, display, sale or storage of goods of any kind. (Reference Section 54.1.1.c)

2. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. (Reference Section 51)

3. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$102.00.

ADVISEMENTS:

a. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1)

b. This Development Permit is NOT a Business Licence. A separate application must be made for a Business Licence. Please contact the 311 Call Centre (780-442-5311) for further information.

c. Signs require separate Development Applications.

d. A building permit is required for any construction or change in Use of a building. For a building permit, and prior to the plans examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre (780-442-5311) for further information.

e. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.

f. An approved Development Permit means that the proposed development has been reviewed against the provisions of this bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments including, but not limited to, the Municipal Government Act, the Safety Codes Act or any caveats, restrictive covenants or easements that might be attached to the Site. (Reference Section 5.2)

g. Unless otherwise stated, all above references to section numbers refer to the authority under the Edmonton Zoning Bylaw 12800 as amended.

Variations

Parking - 12 additional off-street parking spaces are required for the Child Care Service, but will not be provided. (Section 54.1.1.b.ii)

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Jun 09, 2016 **Development Authority:** BELZILE, PAUL **Signature:** _____

Notice Period Begins: Jun 16, 2016 **Ends:** Jun 29, 2016

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$306.00	\$306.00	03216322	Apr 20, 2016

The permit holder is advised to read the reverse for important information concerning this decision.



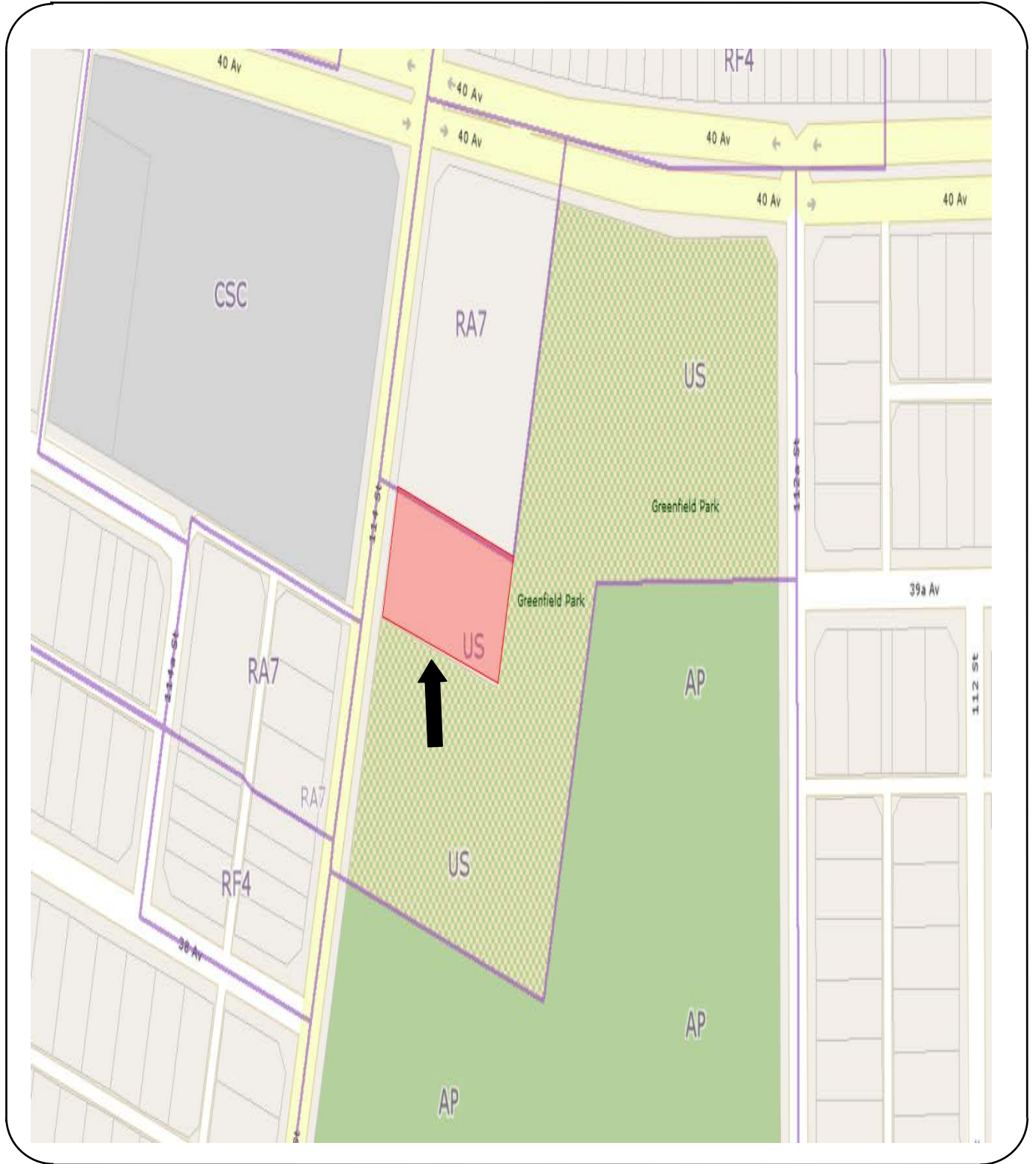
Project Number: **219952238-001**
Application Date: APR 20, 2016
Printed: June 9, 2016 at 5:02 PM
Page: 3 of 3

Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
DP Notification Fee	\$102.00			
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$408.00	\$306.00		
(\$102.00 outstanding)				

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-166



ITEM II: 1:00 P.M.

FILE: SDAB-D-16-167

AN APPEAL FROM THE DECISION OF THE DEVELOPMENT OFFICER BY AN ADJACENT PROPERTY OWNER

APPELLANT:

APPLICATION NO.: 188048201-001

APPLICATION TO: Change the Use from Funeral Services and accessory Prayer Hall for 50 persons to Child Care Services (60 children - 20, 19 months-3years / 25, 3-4.5 years & 15, 4.5-7 years) and to construct interior and exterior alterations (develop on-site outdoor play space)

DECISION OF THE DEVELOPMENT AUTHORITY: Approved with Conditions

DECISION DATE: June 2, 2016

DATE OF APPEAL: June 21, 2016

RESPONDENT:

ADDRESS OF RESPONDENT: 11517 - 105 Avenue NW

MUNICIPAL DESCRIPTION OF SUBJECT PROPERTY: 11517 - 105 Avenue NW

LEGAL DESCRIPTION: Plan 5665CL Blk 15 Lot 147

ZONE: DC2.671

OVERLAY: N/A

STATUTORY PLAN: Central McDougall/Queen Mary Park Area Redevelopment Plan

Grounds for Appeal

The Appellant provided the following reasons for appealing the decision of the Development Authority:

There is inadequate parking at that location - no on-street parking nearby. City of Edmonton Transportation (Parking Management) study shows parking is already at 104% occupancy in that area. [unedited]

General Matters

Appeal Information:

The *Municipal Government Act*, RSA 2000, c M-26 states the following:

Grounds for Appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board within 14 days,

...

- (b) in the case of an appeal made by a person referred to in section 685(2), after the date on which the notice of the issuance of the permit was given *in accordance with the land use bylaw*. [emphasis added]

The *Edmonton Zoning Bylaw 12800* provides as follows:

20. Notification of Issuance of Development Permits

20.1 Class B Development

1. Within seven days of the issuance of a Development Permit for Class B Development, the Development Officer shall dispatch a notice by ordinary mail to:
 - a. each assessed owner of the Site or a part of the Site of the development;
 - b. each assessed owner of land, wholly or partly within a distance of 60.0 m of the boundary of the Site;
 - c. the President of each Community League operating within the notification boundaries described in clause (b), above; and

- d. the President of each Business Revitalization Zone Association operating within the notification boundaries described in clause (b) above.
2. The notice shall describe the development and state the decision of the Development Officer, and the right of appeal therefrom.
3. Within 10 days of the issuance of a Development Permit for Class B Development, the Development Officer shall cause to be published in a daily newspaper circulating within the City, a notice describing the development and stating his decision, and the right to appeal therefrom.

The decision of the Development Officer is dated June 2, 2016. Notice of the development was published in the Edmonton Journal on June 9, 2016. The Notice of Appeal was filed on June 21, 2016.

Direct Control Districts

The *Municipal Government Act* states:

Designation of direct control districts

641(1) The council of a municipality that has adopted a municipal development plan, if it wishes to exercise particular control over the use and development of land or buildings within an area of the municipality, may in its land use bylaw designate that area as a direct control district.

(2) If a direct control district is designated in a land use bylaw, the council may, subject to any applicable statutory plan, regulate and control the use or development of land or buildings in the district in any manner it considers necessary.

(3) In respect of a direct control district, the council may decide on a development permit application or may delegate the decision to a development authority with directions that it considers appropriate.

(4) Despite section 685, if a decision with respect to a development permit application in respect of a direct control district

(a) is made by a council, there is no appeal to the subdivision and development appeal board, or

(b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

General Provisions from the *Edmonton Zoning Bylaw*:

Section DC2.671 states that the **General Purpose** of this Direct Control District is:

To establish a district that will allow for the continuation and upgrading of general industrial uses while allowing for conversion and redevelopment of obsolete industrial uses to commercial office and general business uses.

Under Section DC2.671.3(h), **Daytime Child Care Services** is a **Listed Use** in this Direct Control District.

Section 3.2 of the *Edmonton Zoning Bylaw* states:

For all Direct Control Provisions created prior to the passage of Bylaw 11095, which contain Daytime Child Care Services as a listed Use, this Use Class shall be replaced by the Use Class Child Care Services and the development of such Uses shall be in accordance with the regulations of Section 80 Child Care Services.

Attachment #6 of the Development Officer's written submissions references Bylaw 11095, November 6, 1995, which defines Child Care Services as follows:

Child Care Services means development intended to provide care, educational activities and supervision for groups of 7 or more children under 13 years of age during the day or evening, but does not include overnight accommodation, and is intended to be operated for at least 12 consecutive weeks each year. This Use Class includes daycare centres, out-of-school care centres, drop-in centres and nursery schools.

Variance Granted: Parking Space

Section 9(a) of Schedule 66A under the *Land Use Bylaw 5996* provides as follows:

Any development within a Commercial Use Class not listed separately in this Schedule, with a gross floor area of... less than 2000 m² (21,528.5 sq.ft.) [requires] 2.2 [parking spaces] per 100 m² (2 per 1,000 sq. ft.) of gross floor area in the building.

Development Officer's Determination

1. Parking - The site has 6 parking spaces, instead of 8 (Schedule 66A(9)(a), Land Use Bylaw 5996)

Notice to Applicant/Appellant


Provincial legislation requires that the Subdivision and Development Appeal Board issue its official decision in writing within fifteen days of the conclusion of the hearing. Bylaw No. 11136 requires that a verbal announcement of the Board's decision shall be made at the conclusion of the hearing of an appeal, but the verbal decision is not final nor binding on the Board until the decision has been given in writing in accordance with the *Municipal Government Act*.



Project Number: **188048201-001**
Application Date: MAR 02, 2016
Printed: June 2, 2016 at 10:43 AM
Page: 1 of 4

Major Development Permit

This document is a record of a Development Permit application, and a record of the decision for the undertaking described below, subject to the limitations and conditions of this permit, of the Edmonton Zoning Bylaw 12800 as amended.

Applicant 	Property Address(es) and Legal Description(s) 11517 - 105 AVENUE NW Plan 5665CL Blk 15 Lot 147 Specific Address(es) Suite: 11517 - 105 AVENUE NW Entryway: 11517 - 105 AVENUE NW Building: 11517 - 105 AVENUE NW
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Scope of Permit
To change the Use from Funeral Services and accessory Prayer Hall for 50 persons to Child Care Services (60 children - 20, 19 months-3yrs / 25, 3-4.5 yrs & 15, 4.5- 7 yrs) and to construct interior and exterior alterations (develop on-site outdoor playspace)

Permit Details Class of Permit: Class B Gross Floor Area (sq.m.): 334.45 New Sewer Service Required: N/A Site Area (sq. m.): 718.57	Contact Person: Lot Grading Needed?: N/A NumberOfMainFloorDwellings: Stat. Plan Overlay/Annex Area: (none)
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I/We certify that the above noted details are correct.
Applicant signature: _____

Development Permit Decision
Approved

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **188048201-001**
 Application Date: MAR 02, 2016
 Printed: June 2, 2016 at 10:43 AM
 Page: 2 of 4

Major Development Permit

Subject to the Following Conditions

Transportation Services Conditions:

1. Access from the site to 105 Avenue exists. Any modification to the existing access requires the review and approval of Urban Transportation.
2. Garbage enclosures must be located entirely within private property and gates and/or doors of the garbage enclosure must not open or encroach into road right-of-way.

Transportation Services Advisements:

1. The 105 Avenue corridor between 109 Street and 116 Street is scheduled for reconstruction. For more information, please contact Dale Lehman at 780-423-7441. This project is currently unfunded, and as a result, the timing of the construction is unknown.
2. Urban Transportation advises that angle parking is typically used in areas with one-way drive aisles. It is acknowledged that there is no way to develop an additional egress to this site and that the proposed drive aisle associated with the angle parking will operate as a two way drive aisle. This configuration is problematic for drivers as it may require vehicles to maneuver through the drive aisle in reverse. Consideration should be given to relocating the outdoor play space to the front of the building as was proposed in the initial submission. It is noted that relocating the play space may increase the parking deficiency however it will facilitate improved access and egress to the property.

Fire Rescue Services Advisements:

Upon review of the noted development application, Edmonton Fire Rescue Services has no objections to this proposal however, has the following advisements for your implementation and information.

1. Partial Occupancy Conditions as per AFC 5.6.1.12. For additional information please see: Occupancy of Buildings Under Construction STANDATA -<http://www.municipalaffairs.alberta.ca/documents/ss/STANDATA/building/bcb/06BCB002.pdf> Reference: 5.6.1.12. Fire Separations in Partly Occupied Buildings 1) Where part of a building continues to be occupied, the occupied part shall be separated from the part being demolished or constructed by a fire separation having a fire-resistance rating of not less than 1 h.
2. Ensure that the Fire Alarm Annunciator panel is located in close proximity to the building entrance that faces a street or emergency access route. Reference: ABC 3.2.4.9 Annunciator and Zone Indication ABC 3.2.4.1. Determination of Requirement for a fire alarm system 4) f) a school, college, or child care facility, including a day care facility, with an occupant load more than 40,

For additional information please contact our office.

Conditions:

1. PRIOR TO THE RELEASE OF DRAWINGS FOR BUILDING PERMIT REVIEW, the applicant or property owner shall pay a Notification Fee of \$102.00.
2. This Development Permit is NOT valid until the Notification Period expires in accordance to Section 21.1. (Reference Section 17.1).
3. A minimum yard with an average depth of not less than 3 m (9.8 ft.) shall be required where a site abuts a public roadway, other than a lane. Reference Section DC2.671.4(b). No parking, loading, trash collection, outdoor service or display area shall be permitted within a required yard. Loading, storage, and trash collection areas shall be located to the rear or sides of the principal building and shall be screened from the view of adjacent sites and public roadways of light rail transit lines in accordance with the provisions of Section 69.3 of the Land Use Bylaw. If the rear or sides of a site are used for parking, an outdoor service or display area, or both, and abut a Residential District or a lane serving a Residential District, they shall be screened in accordance with the provisions of Section 69.3 of the Land Use Bylaw. Reference Section DC2.671.4(d)

The permit holder is advised to read the reverse for important information concerning this decision.



Project Number: **188048201-001**
Application Date: MAR 02, 2016
Printed: June 2, 2016 at 10:43 AM
Page: 3 of 4

Major Development Permit

- 4. Outdoor play space shall be fenced on all sides and all gates shall be self-latching. Reference Section 80(3)(a)
- 5. Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, or interfere with the effectiveness of any traffic control devices. Reference Section 62, Land Use Bylaw 5996
- 6. Parking spaces for the disabled shall be provided in accordance with the Alberta Building Code in effect at the time of the Development Permit application, for which no discretion exists and be identified as parking spaces for the disabled through the use of appropriate signage, in accordance with Provincial standards. Reference Section 66.1(3), Land Use Bylaw 5996
- 7. Bicycle parking shall be provided in accordance to Section 66.6, Land Use Bylaw 5996 and to the satisfaction of the Development Officer.
- 8. One loading space shall be provided in accordance with Section 65, Land Use Bylaw 5996. All loading and unloading spaces shall be located on the site so that all materials and commodities loaded or unloaded can be easily collected or distributed within the site, to and from all tenants or occupants. Access shall be so arranged that no backing or turning movements of vehicles going to or from the site causes interference with traffic on the adjoining or abutting public roadways, lanes, sidewalks, or boulevards. Reference Section 65.3, Land Use Bylaw 5996

NOTES:

- a. Signs require separate Development Applications.
- b. An approved Development Permit means that the proposed development has been reviewed only against the provisions of the Edmonton Zoning Bylaw. It does not remove obligations to conform with other legislation, bylaws or land title instruments such as the Municipal Government Act, the ERCB Directive 079, the Edmonton Safety Codes Permit Bylaw or any caveats, covenants or easements that might be attached to the Site.
- c. The Development Permit shall not be valid unless and until the conditions of approval, save those of a continuing nature, have been fulfilled; and no notice of appeal from such approval has been served on the Subdivision and Development Appeal Board within the time period specified in subsection 21.1 (Ref. Section 17.1).
- d. The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews. The City of Edmonton, in issuing this Development Permit, makes no representations and offers no warranties as to the suitability of the property for any purpose or as to the presence or absence of any environmental contaminants on the property.
- e. A Building Permit is Required for any construction or change in use of a building. For a building permit, and prior to the Plans Examination review, you require construction drawings and the payment of fees. Please contact the 311 Call Centre for further information.
- f. This Development Permit is not a Business Licence. A separate application must be made for a Business Licence.

Variations

- 1. Parking - The site has 6 parking spaces, instead of 8 (Schedule 66A(9)(a), Land Use Bylaw 5996)

Rights of Appeal

This approval is subject to the right of appeal as outlined in Chapter 24, Section 683 through 689 of the Municipal Government Amendment Act.

Issue Date: Jun 02, 2016 **Development Authority:** PEACOCK, ERICA
Notice Period Begins: Jun 09, 2016 **Ends:** Jun 22, 2016

Signature: _____

The permit holder is advised to read the reverse for important information concerning this decision.



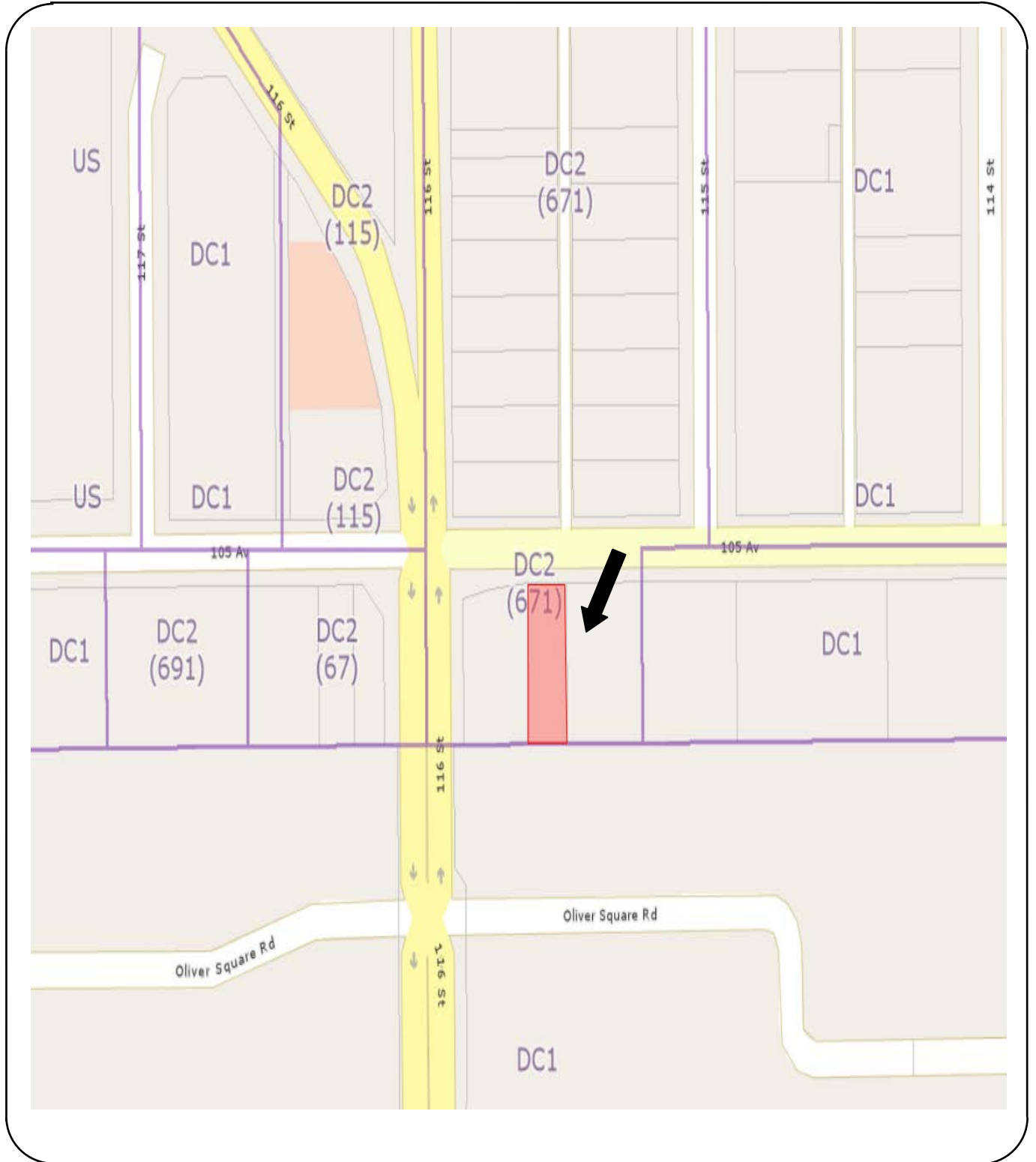
Project Number: **188048201-001**
Application Date: MAR 02, 2016
Printed: June 2, 2016 at 10:43 AM
Page: 4 of 4

Major Development Permit

Fees

	Fee Amount	Amount Paid	Receipt #	Date Paid
Major Dev. Application Fee	\$260.00	\$260.00	03101497	Mar 02, 2016
DP Notification Fee	\$102.00			
Total GST Amount:	<u>\$0.00</u>	<u> </u>		
Totals for Permit:	\$362.00	\$260.00		
(\$102.00 outstanding)				

The permit holder is advised to read the reverse for important information concerning this decision.



SURROUNDING LAND USE DISTRICTS

Site Location ←

File: SDAB-D-16-167



BUSINESS LAID OVER

SDAB-D-16-162	An appeal by to develop a Secondary Suite in the Basement and to construct exterior alterations (install a side entrance on the main floor) to an existing Single Detached House <i>July 13, 2016</i>
SDAB-D-16-120	An appeal to construct a Single Detached House with attached Garage, veranda, fireplace, rear balcony (irregular shape, 4.25 metres by 2.22 metres) and Basement development (NOT to be used as an additional Dwelling) <i>August 3, 2016</i>
SDAB-D-16-136	An appeal by <u>Bill Co. Incorporated</u> to extend the duration of a Freestanding Minor Digital Off-premises Sign (3.05m x 10.37m Single Sided Facing South) <i>August 17 or 18, 2016</i>
SDAB-D-16-144	An appeal to construct 6 Accessory General Industrial Use buildings - existing without permits (Kiewit Energy Canada Corp - 3 lunchroom buildings, 2 office buildings, and 1 office/lunch building) <i>November 30 or December 1, 2016</i>

APPEAL HEARINGS TO BE SCHEDULED

99312099-004	An appeal regarding a Stop Order issued for the property located at 6520 – 8 Street NW. <i>July 13, 2016</i>
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